


675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-3532



For Meeting of: November 8, 2012

To: City Council

From: Kevin Caldwell, Community Development Director 

Through: Jim Stretch, City Manager 

Date: October 26, 2012

Subject: Town Center Use Types, Town Center/Urban Residential Map Designation, Edwards Acquisition General Plan Amendments and Zone Reclassifications.

Recommendation:

That the City Council:

1. Receive staff's report regarding amending the Town Center allowed uses, related General Plan Policies and Tables, the Town Center/Urban Residential map designation and the Edwards/City General Plan Amendment and Zone Reclassification;
2. Open the public hearing, receive public input and deliberate;
3. Approve and adopt Ordinance No. 297-2012 amending the Town Center and Urban Residential map designations and the Edwards Suburban Low and Public Facility map designations, Section 17.15.030 of the Rio Dell Municipal Code and the Town Center regulations, Section 17.20.040 of the Rio Dell Municipal Code and related General Plan Policies and Tables;
4. Approve and adopt Resolution No. 1177-2012 amending the Town Center to Urban Residential and Suburban Low to Public Facilities land use mapping designations, Land Use Policies LU-5 and LU-19 and Tables 1-2 and 1-2 of the General Plan
4. Direct the City Clerk, within 5 days after adoption of the Ordinance, to post an adoption summary of the Ordinance with the names of those City Council members voting for or against, or otherwise voting in at least three (3) public places and to post in the office of the City Clerk a certified copy of the full text of the adopted Ordinance pursuant to Section 36933(a) of the California Government Code.

Summary

At your meeting of October 16, 2012 your Council introduced (first reading) Ordinance No. 297-2012 amending the Town Center and Urban Residential map designations and the Edwards Suburban Low and Public Facility map designations, Section 17.15.030 of the Rio Dell Municipal Code and the Town Center regulations, Section 17.20.040 of the Rio Dell Municipal Code and related General Plan Policies and Tables.

The proposed amendments will:

1. Amend the Town Center/Urban Residential General Plan and Zoning map designations by redesignating approximately 37 acres from Town Center to Urban Residential;
2. Amend the Suburban Low/Public Facility General Plan and Zoning map designations by redesignating approximately 3,800 square feet from Suburban Low to Public Facility;
3. Amend Table 1-1, Rio Dell Land Use Designation Acreage Distribution, to reflect the Town Center/Urban Residential mapping changes, the 2008-2009 Sawmill and Blue Slide Road annexations, the Edwards acquisition and the error in the Suburban Residential acreage;
4. Amend the Town Center description, Table 1-2, the Town Center permitted uses and Land Use policies LU-5 and LU-19 of the General Plan to reflect the proposed changes;
5. Amend the Town Center zoning text, Title, 17, Section 17.20.040 of the Rio Dell Municipal Code (RDMC) to reflect the proposed changes.

The public hearing was opened and testimony was provided regarding the proposed amendments. The public hearing was continued to this meeting for the approval and adoption of the amendments.

As evidenced in the Staff Report prepared for the October 16, 2012 meeting, the process for the Ordinance has been followed and staff believes the required Public Interest and General Plan Consistency findings can be made.

Based on the nature of the project, staff determined that the project is Statutorily Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b) (3) of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations. Pursuant to Section 15061(b) (3) of the CEQA Guidelines this exemption is covered by the general rule that CEQA applies only to projects which have the potential for causing a **significant** effect on the environment. Where it can be seen with certainty that there is no possibility that the project in question may have a significant effect on the environment, the project is not subject to CEQA. Based on the nature of the proposed amendment, staff believes there is no evidence to suggest that the amendment will have a significant effect on the environment.

As required by Section 36933(c)(1) of the California Government Code, on November 26, 2012 staff posted the pre-adoption summary at least ten (10) calendar days prior to the November 8,

2012 City Council meeting. Within five (5) days after adoption staff will post the post adoption summary as required by Section 36933(a) of the California Government Code.

Attachments:

1. Ordinance No. 297-2012 amending the Town Center and Urban Residential map designations and the Edwards Suburban Low and Public Facility map designations, Section 17.15.030 of the Rio Dell Municipal Code and the Town Center regulations, Section 17.20.040 of the Rio Dell Municipal Code and related General Plan Policies and Tables.
2. Resolution No. 1177-2012 amending the Town Center to Urban Residential and Suburban Low to Public Facilities land use mapping designations, Land Use Policies LU-5 and LU-19 and Tables 1-2 and 1-2 of the General Plan.
3. Pre Adoption Summary.
4. Post Adoption Summary.

ORDINANCE NO. 297 - 2012

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIO DELL
AMENDING THE TOWN CENTER AND URBAN RESIDENTIAL MAP DESIGNATIONS,
SECTION 17.15.030 OF THE RIO DELL MUNICIPAL CODE AND THE TOWN CENTER
REGULATIONS, SECTION 17.20.040 OF THE RIO DELL MUNICIPAL CODE:**

THE CITY COUNCIL OF THE CITY OF RIO DELL DOES ORDAIN AS FOLLOWS:

WHEREAS the current Town Center designation extends into predominantly and historically residential areas; and

WHEREAS some of the allowed Town Center uses are not compatible with the existing residential character of the adjacent neighborhoods; and

WHEREAS there are no existing commercial uses within the area to be redesignated; and

WHEREAS the area to be redesignated Urban Residential is developed with residential uses; and

WHEREAS the current description of the Town Center designation in the Zoning Regulations is vague and incomplete and it does not clearly convey the intent of the designation; and

WHEREAS the current identified principally and conditionally permitted uses is general in nature and does not identify specific use types. As such the City is required to make consistency findings on a case by case basis; and

WHEREAS identifying specific use types not only makes it easier for the City to make use type determinations, but also clearly conveys to the public what types of uses are principally and conditionally permitted; and

WHEREAS identifying artisan studios as conditionally permitted uses will encourage a downtown arts and entertainment district and help revitalize the downtown commercial district to be enjoyed by residents and visitors alike; and

WHEREAS the current designation allows detached and attached single family dwellings and the public and the City want to encourage commercial development as the primary use in the downtown area and residential uses as accessory uses; and

WHEREAS the current Town Center Development Standards require that buildings be a minimum of two-stories. Based on community comments, many folks believe this discourages new commercial businesses who have no desire to build a multi-story building; and

WHEREAS the City recently acquired approximately 3,800 square feet of APN's 053-051-006 & -007 and an associated easement of about 300 square feet from Collin and Kathryn Edwards for the purpose of providing an additional access to the City's treatment facility; and

WHEREAS the area that was acquired by the City should be redesignated from Suburban Low (SL) to Public Facility (PF); and

WHEREAS the City has reviewed and processed the proposed map and text amendment in conformance with Sections 65350 – 65362 of the California Government Code; and

WHEREAS the City has reviewed and process the proposed map and text amendments in conformance with Section 17.30.010 of the City of Rio Dell Municipal Code.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council finds:

1. That based on public comment, evidence on file and presented in the staff report that the proposed amendments are deemed to be in the public interest; and
2. That based on evidence on file and presented in the staff report that the proposed amendments are consistent and compatible with the rest of the General Plan and any implementation programs that may be affected; and
3. That based on evidence on file and presented in the staff report that the potential impacts of the proposed text amendments have been assessed and have been determined not to be detrimental to the public health, safety, or welfare; and
4. That the proposed amendments have been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA); and
5. That the proposed amendments are Statutorily Exempt pursuant to Section 15061(b) (3) of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations.

BE IT FURTHER RESOLVED, that the City Council of the City of Rio Dell does hereby ordain as follows:

Section 1. Zoning Map Amendments

Section 17.15.030 of the Rio Dell Municipal Code is hereby amended as follows:

APN 053-051-015 (City of Rio Dell) are hereby redesignated from Suburban Low (SL) to Public Facility (PF).

The Town Center and Urban Residential zones are hereby amended as shown in Exhibit A.

Section 2. Zoning Text Amendments

Section 17.20.040 is hereby amended as follows:

17.20.040 Town Center or TC zone.

~~The purpose of the town center or TC zone is to maintain the downtown as the heart of the City by establishing a mixed-use district.~~

The purpose of the Town Center or TC zone is to provide an area for a broad range of uses which generate high pedestrian traffic and which do not have large space requirements, including artisan workshops and galleries, retail businesses, personal services, offices, eating places, visitor accommodations, and similar uses. Mixed residential-commercial uses are an important component of the TC zone and are encouraged to ensure an economically and socially vibrant downtown that is intended for, and enjoyed by, residents and visitors alike.

The following regulations shall apply in all town center or TC zones:

(1) Principal Permitted Uses.

~~(a) Detached and attached single-family dwellings;~~ Resident and visitor-serving retail and service uses conducted entirely within an enclosed building, including, but not limited to: grocery stores; drug stores; hardware stores; variety stores; sporting goods stores; bakeries; coffee shops; fruit and vegetable markets; bicycle sales, rentals and repair shops; bowling alleys; furniture sales; audio-video stores; florists; frame shops; clothing and apparel businesses; health clubs; dry cleaning (not including processing plants); laundromats; tailors; shoe repair; retail sales and repair of household goods and appliances; and hobby and craft shops;

~~(b) Live/work residential;~~ Apartments on the upper floors of multistory buildings.

~~(c) Rooming and boarding of not more than two persons not employed on the premises; Personal~~ Service establishments, such as spas, nail salons, beauty salons, and barbershops

~~(d) Business and professional services~~ offices, such as for accountants, lawyers, architects, engineers, realtors, financial advisors, medical and dental offices,

~~(e) Retail;~~ Banks and financial institutions without drive-up facilities

~~(f) Restaurants~~ and licensed premises (bars) appurtenant thereto;

~~(g) Health services;~~ Movie Theaters;

~~(h) Galleries;~~ museums and gift shops;

~~(i) Health services;~~

~~(j) Commercial/residential building where the ground floor is put to one or more of the non-residential uses contained in this subsection and the upper floors are used solely for residential purposes.~~

(2) Uses Permitted with a Use Permit.

(a) Civic and cultural organizations such as Elk and Moose Lodges, Rotary clubs, garden clubs;

(b) Hotels and motels; Bed and Breakfast Inns;

(c) ~~Bars.~~ Licensed premises (bars) not appurtenant to any restaurant.

(d) Artisan studios and showrooms including, but not limited to: woodworking, glass blowing, metal works, ceramics, crafts, and clothing manufacturers.

(e) Live-Work units where residential activities are located at the back of buildings, do not occupy more than 40% of the gross floor area.

(3) Other Regulations. See Table 17.20.040 for development standards for the town center (TC) zone.

Table 17.20.040

Development Standards for the Town Center or
TC Zone

Site Development Standard	Zone Requirement
Minimum Lot Area:	2,500 square feet
Maximum Ground Coverage:	100% for commercial, 35% for separate residential units [Floor Area Ratio = 2]
Minimum Lot Width:	25 feet
Minimum Yard	
Front:	<u>None.</u> 20 feet (No setbacks required for mixed use or nonresidential uses)
Rear:	<u>None.</u> 10 feet (No setbacks required for mixed use or nonresidential uses) <u>if</u> <u>abutting a residential zone.</u>
Side:	<u>None.</u> 5 feet (No setbacks required for mixed use or nonresidential uses) <u>if</u> <u>abutting a residential zone.</u>
Minimum Building Height:	2 stories
Maximum Building Height:	3 stories or 45 feet

Section 3. Severability

If any provision of the ordinance is invalidated by any court of competent jurisdiction, the remaining provisions shall not be affected and shall continue in full force and effect.

Section 4. Limitation of Actions

Any action to challenge the validity or legality of any provision of this ordinance on any grounds shall be brought by court action commenced within ninety (90) days of the date of adoption of this ordinance.

Section 5. CEQA Compliance

The City Council has determined that the adoption of this ordinance is exempt from review under the California Environmental Quality Act (CEQA), subject to Section 15061 of the CEQA Guidelines. Due to the nature of the proposed code revisions, there is no evidence that any impact to the environment would occur as a result of adoption of the Ordinance. Any environmental effects associated with adoption and implementation of the Ordinance would be beneficial in nature.

Section 6. Effective Date

This ordinance becomes effective thirty (30) days after the date of its approval and adoption.

I HEREBY CERTIFY that the forgoing Ordinance was duly introduced at a regular meeting of the City Council of the City of Rio Dell on October 16, 2012 and furthermore the forgoing Ordinance was passed, approved and adopted at a regular meeting of the City Council of the City of Rio Dell, held on the 8th of November 2012 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Julie Woodall, Mayor

ATTEST:

Karen Dunham, City Clerk

RESOLUTION NO. CC 1177-2012

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIO DELL APPROVING THE TOWN CENTER/URBAN RESIDENTIAL MAPPING CHANGES, TOWN CENTER GENERAL PLAN AND ZONING TEXT AMENDMENTS, THE EDWARDS/CITY GENERAL PLAN AMENDMENT AND ZONE RECLASSIFICATION AND THE TEXT AMENDMENTS TO TABLE 1-1 OF THE GENERAL PLAN TO REFLECT THE TOWN CENTER/URBAN RESIDENTIAL MAPPING AMENDMENTS, THE 2008-2009 SAWMILL AND BLUE SLIDE ROAD ANNEXATIONS, THE BROUSSARD AND EEL RIVER SAWMILL GENERAL PLAN AMENDMENT AND ZONE RECLASSIFICATION AND THE ACREAGE ERROR FOR THE SUBURBAN RESIDENTIAL DESIGNATION:

WHEREAS the current Town Center designation extends into predominantly and historically residential areas; and

WHEREAS some of the allowed Town Center uses are not compatible with the existing residential character of the adjacent neighborhoods; and

WHEREAS there are no existing commercial uses within the area to be redesignated; and

WHEREAS the area to be redesignated from Town Center to Urban Residential (Exhibit A) is developed with residential uses; and

WHEREAS the current description of the Town Center designation in the Zoning Regulations is vague and incomplete and it does not clearly convey the intent of the designation; and

WHEREAS the current identified principally and conditionally permitted uses is general in nature and does not identify specific use types. As such the City is required to make consistency findings on a case by case basis; and

WHEREAS identifying specific use types not only makes it easier for the City to make use type determinations, but also clearly conveys to the public what types of uses are principally and conditionally permitted; and

WHEREAS identifying artisan studios as conditionally permitted uses will encourage a downtown arts and entertainment district and help revitalize the downtown commercial district to be enjoyed by residents and visitors alike; and

WHEREAS the current designation allows detached and attached single family dwellings and the public and the City want to encourage commercial development as the primary use in the downtown area and residential uses as accessory uses; and

WHEREAS the current Town Center Development Standards require that buildings be a minimum of two-stories. Based on community comments, many folks believe this discourages new commercial businesses who have no desire to build a multi-story building; and

WHEREAS the City recently acquired approximately 3,800 square feet of APN's 053-051-006 & -007 and an associated easement of about 300 square feet from Collin and Kathryn Edwards for the purpose of providing an additional access to the City's treatment facility; and

WHEREAS the area that was acquired by the City shall be redesignated from Suburban Low to Public Facility (Exhibit B); and

WHEREAS General Plan Land Use Policies LU-5 and LU-19 shall be revised to reflect the recommended changes; and

WHEREAS Table 1-1 Rio Dell Land Use Designation Acreage Distribution shall be revised to reflect the recommended changes to the Town Center/Urban Residential mapping, 2009 Sawmill and Blue Slide Road annexations (300.1 acres), the Broussard and Eel River Sawmills amendments and the Edwards acquisition; and

WHEREAS Table 1-2 Rio Dell Land Use Designations shall be revised to reflect the changes to the Town Center land use designation; and

WHEREAS the City has reviewed and processed the proposed map and text amendment in conformance with Sections 65350 – 65362 of the California Government Code; and

WHEREAS the City has reviewed and process the proposed map and text amendments in conformance with Section 17.30.010 of the City of Rio Dell Municipal Code.

NOW, THEREFORE, BE IT RESOLVED that the City Council finds:

1. That based on public comment, evidence on file and presented in the staff report that the proposed amendments are deemed to be in the public interest; and
2. That based on evidence on file and presented in the staff report that the proposed amendments are consistent and compatible with the rest of the General Plan and any implementation programs that may be affected; and
3. That based on evidence on file and presented in the staff report that the potential impacts of the proposed text amendments have been assessed and have been determined not to be detrimental to the public health, safety, or welfare; and
4. That the proposed amendments have been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA); and
5. That the proposed amendments are Statutorily Exempt pursuant to Section 15061(b) (3) of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations.

I HEREBY CERTIFY that the forgoing Resolution was duly introduced at a regular meeting of the City Council of the City of Rio Dell on October 16, 2012 and furthermore the forgoing Resolution was passed, approved and adopted at a regular meeting of the City Council of the City of Rio Dell, held on the 8th of November 2012 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Julie Woodall, Mayor

ATTEST:

Karen Dunham, City Clerk

Public Notice

City of Rio Dell City Council

SUMMARY FOR POSTING PRIOR TO ADOPTION OF ORDINANCE

(The summary shall be published or posted at least 10 calendar days prior to the City Council meeting)

Summary

On **Thursday, November 8, 2012 at 6:30 p.m.** or as soon thereafter as the matter can be heard, the Rio Dell City Council will hold a public hearing in the City Council Chamber at City Hall to consider the matter listed below. The City Council is scheduled to adopt Ordinance listed below. If you have any questions regarding the proposed project, contact Kevin Caldwell, Community Development Director at (707) 764-3532.

ORDINANCE NO. 297 - 2012

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIO DELL
AMENDING THE TOWN CENTER AND URBAN RESIDENTIAL MAP
DESIGNATIONS AND THE EDWARDS SUBURBAN LOW AND PUBLIC FACILITY
DESIGNATIONS, SECTION 17.15.030 OF THE RIO DELL MUNICIPAL CODE AND
THE TOWN CENTER REGULATIONS, SECTION 17.20.040 OF THE RIO DELL
MUNICIPAL CODE:**

A certified copy of the full text of the Ordinance is posted in the office of the City Clerk. General questions regarding the Ordinance, the planning process, submission of materials and information not specific to this project may be obtained from the City, 675 Wildwood Avenue, Rio Dell, CA. 95562; telephone (707) 764-3532.

675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-3532



Public Notice

City of Rio Dell City Council

SUMMARY FOR POSTING AFTER ADOPTION OF ORDINANCE

(The summary shall be published or posted within 5 calendar days after the adoption of the ordinance)

Summary

On **Tuesday, November 8, 2012 at 6:30 p.m.**, the Rio Dell City Council held a public hearing in the City Council Chamber at City Hall to consider the matter listed below and adopted Ordinance No. 297-2012 amending the Town Center/Urban Residential zoning designations, the allowed uses and development standards of the Town Center zone, the Edwards Suburban Low/Public Facility zoning designations.

ORDINANCE NO. 297 - 2012

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIO DELL
AMENDING THE TOWN CENTER AND URBAN RESIDENTIAL MAP
DESIGNATIONS AND THE EDWARDS SUBURBAN LOW AND PUBLIC FACILITY
DESIGNATIONS, SECTION 17.15.030 OF THE RIO DELL MUNICIPAL CODE AND
THE TOWN CENTER REGULATIONS, SECTION 17.20.040 OF THE RIO DELL
MUNICIPAL CODE:**

A certified copy of the full text of the Ordinance is posted in the office of the City Clerk. General questions regarding the Ordinance, the planning process, submission of materials and information not specific to this project may be obtained from the City, 675 Wildwood Avenue, Rio Dell, CA. 95562; telephone (707) 764-3532.

*675 Wildwood Avenue
Rio Dell, CA 95562*



TO: Mayor and Members of the City Council

THROUGH: Jim Stretch, City Manager

FROM: Stephanie Beauchaine, Finance Director

DATE: November 8, 2012

SUBJECT: Ordinance No 298-2012 Repealing Ordinance No 255-2008 Establishing a Purchasing Procedure.

RECOMMENDATION

Introduce and conduct the second reading (by title only) of Ordinance No 298-2012 Repealing Ordinance No 255-2008 Establishing a Purchasing Procedure and open the public hearing for public comment.

BUDGETARY IMPACT

None

BACKGROUND AND DISCUSSION

The City adopted the Uniform Public Construction Cost Accounting Act by Resolution No 914-2006. The UPCC provides public agencies the advantage of streamlined awards processes, as well as reductions in paperwork related to advertising and report filing. Benefits include an increased force account limit, an increased bid limit, and an alternative informal bidding procedure.

The UPCC has a provision in the Public Contracts Code No 22032 (b) which allows for projects between the amounts of \$45,000 - \$175,000 be let to contract by informal bidding procedures. Section 22034 further states that an informal bidding procedure as outlined must be adopted.

We have drafted the proposed informal bidding procedure as described in PCC Section 22034 (a)-(f) and updated the City's Purchasing Policy to reflect the procedures. Included is the requirement of the City to establish an eligible contractor bidders list, and

guidelines for the informal bidding process. Adoption of this procedure will allow the City to fully benefit from the UPCC.

We have also updated the definition in Section 9. To read as follows: Lowest responsive responsible bidder: The lowest bidder conforming to the required bid specifications who the City deems able to perform the contract as promised.

The City Attorney and Construction Attorney have reviewed and approved the proposed changes.

Ordinance No. 298-2012

An Ordinance of the City of Rio Dell
Repealing Ordinance Number 255-2008
Establishing a Purchasing Procedure

The City Council of the City of Rio Dell does ordain as follows:

Section 1: Adoption of Purchasing System. Pursuant to sections 54201 to 54205 of the Government code of the State of California the following purchasing system shall be adopted in order to establish: efficient procedures for the purchasing of supplies, equipment, and services; and to define responsibility and internal controls for the purchasing function.

Section 2: Purchasing Officers. The responsibility for the solicitation and purchase of supplies, services and equipment is vested in the City's Department Heads and City Manager who shall be deemed the City's purchasing officers. Each purchasing officer shall have the authority to delegate his/her purchasing responsibilities to an appropriate staff person within the department.

Each purchasing officer shall have the responsibility of and authority to:

- (a) Purchase supplies, services, and equipment as necessary for any department within the City ;
- (b) Negotiate and recommend execution of contracts for the purchase of supplies, services, and equipment;
- (c) Act to procure for the City the needed quality in supplies, services, and equipment at the least expense to the City;
- (d) Endeavor to obtain the most full and open competition as reasonably possible on all purchases;
- (e) To maintain a bidders list, vendor's catalog file, and other resources needed for the efficient operation of the purchasing system;
- (f) To verify the conformance of all supplies, services, and equipment with the specifications given prior to procurement;
- (g) To recommend the transfer or sale of surplus supplies and equipment, pursuant to applicable State of California Government Code;
- (h) To ensure the safekeeping and proper handling of all supplies, and equipment;
- (i) To oversee and be accountable for any employee who has been delegated purchasing responsibilities on behalf of a purchasing officer;
- (j) To recommend to the City Council revisions and amendments governing the purchasing procedures;
- (k) Keep informed of current developments in the field of purchasing, prices, and new products;

- (l) Prescribe and maintain records as necessary to conform to this ordinance and to maintain internal purchasing controls;

Section 3: Purchasing procedure. Except as otherwise provided in this ordinance, all purchases and contracts for supplies, services, and equipment shall be procured by the purchasing officer or his/her delegate.

- (a) Purchasing Limits: purchases over five thousand dollars shall be approved by the City Manager prior to procurement; and purchases over ten thousand dollars shall be approved by formal action of the City Council prior to procurement.
- (b) Encumbrance of funds: Except in cases of emergency pursuant to section 6 (a), or where specific authority has been obtained by the City Manager, no purchase shall be made unless an unencumbered appropriation exists in the fund account against which the purchase is to be charged.

Section 4: Petty Cash. Petty cash shall only be dispersed or reimbursed with prior approval from a purchasing officer. All individuals requiring a petty cash disbursement or reimbursement shall be required to complete the appropriate claim forms. Receipts shall be required to substantiate all purchases. Petty cash disbursements shall not exceed fifty dollars.

Section 5: Bidding Procedure. All bidding procedures shall be conducted pursuant to the Public Contracts Code Sections 20161 and 22030-22045

Section 6: Informal Bidding. Pursuant to subdivision (b) of Section 22032 of the Public Contracts Code shall enact an informal bidding procedure as follows:

- a. The City shall maintain a list of qualified contractors, identified according to categories of work. Minimum Criteria includes:
 - i. Current City of Rio Dell Business License
 - ii. Workers Compensation, Vehicle, and Liability insurance on file with the City as appropriate
 - iii. All appropriate professional licenses must be in good standing and on file with the City
 - iv. Must not be listed on the Debarred List
- b. All contractors on the list for the category of work being bid and all appropriate trade journals shall be mailed a notice inviting informal bids unless the product or service is proprietary.
- c. All mailing of notices to contractors and construction trade journals pursuant to subdivision (b) shall be completed not less than 10 calendar days before bids are due.
- d. The notice inviting informal bids shall describe the project in general terms and how to obtain more detailed information about the project, and state the time and place for submission of bids.
- e. The City Council delegates the authority of awarding informal bids to the City Manager or his designee.

Section 7: Bidding Exceptions. All bidding procedures shall be conducted pursuant to Section 5 except:

- (a) In an emergency as determined by the City Manager to provide an essential City supply, service, or piece of equipment affecting the public health, safety, or welfare that would be detrimentally delayed under the normal bidding procedure.
- (b) If the supplies, services, and/or equipment is only available through one vendor; as determined by the City Manager.
- (c) When the City has a cooperative agreement with another public agency to purchase an item at a discounted bulk rate.
- (d) If the purchasing officer finds that negotiations shall better the City due to the nature of the supplies, services, and/or equipment.

Section 8: Purchasing of Services. Request for proposals shall be required for professional services for which standard specifications cannot be drawn, or when professional policies prohibit competitive bidding. At minimum three proposals shall be reviewed prior to the hiring of professional services. Requests for proposals shall not be required for procurement of services for which the City has already established contracts for.

Section 9: Lowest Responsive Responsible Bidder. The lowest responsive responsible bidder conforming to the required bid specifications who the City deems able to perform the contract as promised.


Section 10: Unlawful purchases. No purchases or contracts shall be made contrary to the provisions of this ordinance. No contract or purchase shall be purposely split or subdivided to avoid the provisions of this ordinance.


Section 11: Effective Date. This ordinance shall take effect and be in full force thirty days following the date of its passage. It shall be posted in three public places in the City of Rio Dell, State of California, pursuant to Government Code Section 36933.

675 Wildwood Avenue
Rio Dell, CA 95562



TO: Mayor and Members of the City Council

THROUGH: Jim Stretch,  City Manager

FROM: Stephanie Beauchaine, Finance Director 

DATE: November 1, 2012

SUBJECT: Wahlund Construction Subcontractor Substitution Request

RECOMMENDATION

Adopt Resolution 1181-2012 Approving Wahlund's Request for Subcontractor Substitution on the Wastewater Treatment Plant and Disposal Project

BUDGETARY IMPACT

None

BACKGROUND AND DISCUSSION

On October 17, 2012 the City received a Subcontractor Substitution Request from Wahlund Construction, requesting authority to self perform the installation of the 14-inch water pipeline by horizontal directional drilling per Bid Item No. 3.

Wahlund is requesting substitution pursuant to PCC 4107 as follows:

1. "Solid Rock Construction, listed in the original bid, after having reasonable opportunity to do so, failed to execute a written contract for the scope of work specified in the subcontractor's bid."
2. "The listed subcontractor, Solid Rock Construction, has failed to perform their subcontract. Solid Rock Construction has failed to meet the schedule and submittal requirements for the project, and has failed to start work on this project."

Wahlund has provided documentation for each of their assertions which are detailed in their request which is attached for Council's review.

As advised by the City's special counsel, we noticed Solid Rock Construction of Wahlund's request for substitution via certified mail on October 17, 2012, and allowed them five days to submit written objections for hearing by the City Council. To date, the City has not received any written objections.

At this time the intent of Wahlund Construction is to continue to work with Solid Rock to execute a limited scope contract which would allow assistance with the pipeline and drilling work. It is my understanding that Wahlund Construction would prefer to engage Solid Rock to perform as much of the work in Bid Item 3 as possible, but must be prepared to self perform if the subcontractor continues to be non-responsive. Failure to self perform will detrimentally affect the project timeline.

In addition to the request for substitution, Wahlund has also submitted a construction firm profile and highlighted relevant directional drilling and pipeline work they have completed in the past. Staff have reviewed the submission with the Construction Manager and Design Engineer and unanimously support approval of the request for substitution.

As previously stated, approval does not impact Wahlund's ability to re-negotiate a contract with Solid Rock in the future. It does allow them to proceed and self perform in the event Solid Rock continues to be non-responsive.

Attachments: Wahlund Construction Subcontractor Replacement Request 10/17/2012

City of Rio Dell's Notice to Solid Rock Construction of the Subcontractor Replacement Request 10/17/2012

Wahlund Construction's Company Profile and Directional Drilling Experience

**RESOLUTION NO. 1181-2012
CITY OF RIO DELL
APPROVING WAHLUND CONSTRUCTION'S
REQUEST FOR SUBCONTRACTOR SUBSTITUTION ON THE
WASTEWATER TREATMENT PLANT AND DISPOSAL PROJECT**

WHEREAS, the City executed a contract with Wahlund Construction on April 4, 2012 to complete the Wastewater Treatment Plant and Disposal Project; and

WHEREAS, the City received a request for Subcontractor Substitution from Wahlund Construction on October 17, 2012; and

WHEREAS, Wahlund Construction's substitution request cited pursuant to Public Contracts Code Section 4107 that subcontractor Solid Rock Construction failed to execute a written contract, and failed to perform their subcontract; and

WHEREAS, the City noticed Solid Rock Construction of Wahlund Construction's request for substitution on October 17, 2012 by certified mail; and

WHEREAS, the notice provided to Solid Rock Construction five days to submit written objections to the substitution request for hearing by the City Council; and

WHEREAS, the City has not received any written objections from the subcontractor Solid Rock Construction; and

NOW THEREFORE BE IT RESOLVED, that the City of Rio Dell City Council does hereby authorize Wahlund Construction to substitute subcontractors and self perform as necessary for the pipeline installation and horizontal directional drilling as specified by Bid Item 3.

PASSED AND ADOPTED by the City of Rio Dell on this 8th day of November, 2012.

Ayes:	Woodall, Leonard, Marks, Thompson and Wilson
Noes:	None
Abstain:	None
Absent:	None

Julie Woodall, Mayor

ATTEST:

Karen Dunham, City Clerk

WAHLUND CONSTRUCTION, INC.

**A General Engineering Contractor
Lic. #678993 A, B, Asbestos, Hazmat**

10/17/2012

Subcontractor Replacement Request

To: City of Rio Dell
675 Wildwood Ave.
Rio Dell, California 95562

Attn: Stephanie Beauchaine

RE: Subcontractor Replacement Request for Solid Rock Construction for the City of
Rio Dell WWTP Upgrade and Disposal Project

Wahlund Construction hereby requests to replace listed subcontractor Solid Rock Construction for the City of Rio Dell WWTP Upgrade and Disposal Project. Solid Rock Construction's scope of work for this project included the installation of the 14-inch recycled water pipeline from Station 1+50 to 101+50 by horizontal directional drilling per Bid Item No. 3.

We are requesting that the awarding authority, the City of Rio Dell, consent to the substitution of Wahlund Construction in place of Solid Rock Construction.

Reasons for requesting substitution are as follows (per PCC 4107):

1. Solid Rock Construction, listed in the original bid, after having a reasonable opportunity to do so, failed to execute a written contract for the scope of work specified in the subcontractor's bid.

On May 4, 2012, Wahlund Construction sent a subcontract agreement to Solid Rock Construction via email. We requested that two signed copies be returned. We also requested any questions or comments. A copy of this email is attached. We received an email from Jan Lowry at Solid Rock Construction stating she had forwarded to RJ. No further response was received from Solid Rock Construction.

On August 30, 2012 Wahlund Construction sent a follow up email to Solid Rock Construction with the subcontract attached requesting two signed copies be returned. A copy of this email is attached. No response was received from Solid Rock Construction.

Ken & Kelly Wahlund

830 Hilma Drive, Eureka, CA. 95503

Office: 707-268-0150

Fax: 707-268-0137

WAHLUND CONSTRUCTION, INC.

**A General Engineering Contractor
Lic. #678993 A, B, Asbestos, Hazmat**

10/17/2012

2. The listed subcontractor, Solid Rock Construction, has failed to perform their subcontract. Solid Rock Construction has failed to meet the schedule and submittal requirements for the project and has failed to start work on this project.

On March 14, 2012 Wahlund Construction requested a schedule & schedule of values from Solid Rock Construction via email. A copy of this email is attached. No response was received.

On April 12, 2012 Wahlund Construction requested information via email to Solid Rock Construction for the HDPE pipe welding equipment to be used on the project and HDPE pipe welding qualifications as required by Specification Section 15067. A copy of this email is attached. No response was received.

On April 24, 2012 Wahlund Construction sent the preliminary project schedule showing recycled water pipeline start date of 6/27/12 to Solid Rock Construction via email. We requested comments or questions. A copy of this email and schedule is attached. No comments or questions were received from Solid Rock Construction.

On April 27, 2012 Wahlund Construction sent the revised preliminary project schedule showing transmission main start date of 5/29/12 to Solid Rock Construction via email. We requested comments or questions. We received an email from Jan Lowry at Solid Rock Construction stating she had forwarded the schedule to RJ. A copy of this email and schedule is attached. No other comments or questions received from Solid Rock Construction.

On April 27, 2012 Wahlund Construction requested the horizontal directional drilling (HDD) submittal as required by Specification Section 02225 from Solid Rock Construction via email. A copy of this email is attached. No response was received.

On May 10, 2012 Wahlund Construction again requested information via email to Solid Rock Construction for the HDPE pipe welding equipment to be used on the project and HDPE pipe welding qualifications as required by Specification Section 15067. A copy of this email is attached. No response was received.

On May 24, 2012 Wahlund Construction requested the horizontal directional drilling (HDD) submittal as required by Specification Section 02225 from Solid Rock Construction via email. A copy of this email is attached. No response was received.

Ken & Kelly Wahlund

830 Hilma Drive, Eureka, CA. 95503

Office: 707-268-0150

Fax: 707-268-0137

WAHLUND CONSTRUCTION, INC.

**A General Engineering Contractor
Lic. #678993 A, B, Asbestos, Hazmat**

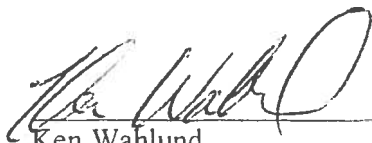
10/17/2012

On July 10, 2012 Wahlund Construction hired SHN Consulting Engineers and Geologists to prepare the HDD submittal for Solid Rock Construction.

On August 24, 2012 Wahlund Construction received a schedule via email from Solid Rock Construction showing start date of 10/1/12. A copy of this email and schedule is attached.

As of October 16, 2012 Solid Rock Construction has failed to execute the subcontract for the Rio Dell WWTP Project and has failed to start work on the project. Therefore, Wahlund Construction is requesting that the awarding authority, the City of Rio Dell, consent to the substitution of Wahlund Construction in place of Solid Rock Construction. Wahlund Construction intends to self perform the installation of the 14-inch recycled water pipeline starting in early November 2012.

We appreciate your assistance in this matter,



Ken Wahlund
President
Wahlund Construction, Inc.

Ken & Kelly Wahlund

830 Hilma Drive, Eureka, CA. 95503

Office: 707-268-0150

Fax: 707-268-0137

Bret Rinehart

From: Jan Lowry [janlowry@sbcglobal.net]
Sent: Friday, April 27, 2012 10:37 AM
To: Bret Rinehart
Subject: Re: Rio Dell WWTP Preliminary Project Schedule

thank you Bret, I forwarded it on to RJ

Jan Lowry
Office Manager
Corporate Offices for:
Solid Rock Construction, Inc.
Lassen Landscape Materials, Inc.

530-378-0373 Phone/530-378-0375 Fax

janlowry@sbcglobal.net

Solid Rock Construction, Inc. Website

**Thank you for always using BCC and not disclosing my email!*

From: Bret Rinehart <rinehartengineering@gmail.com>
To: brian@sequoiaconst.com; 'Bob Crittenden' <Bob@wahlcon.com>; 'Ken M. Wahlund' <Ken@wahlcon.com>; rc1938@parkerelectricca.com; 'Rodney Maples' <rmaples@maplesplumb.com>; 'Lendell Kirk' <lendellkirk@sbcglobal.net>; 'Tom Benzinger' <tbenzinger@OMIndustries.com>; dmetheny@OMIndustries.com; jlane@aquasierra.com; solidrockredding@sbcglobal.net
Cc: 'Rick Page' <Rick@wahlcon.com>
Sent: Friday, April 27, 2012 9:58 AM
Subject: Rio Dell WWTP Preliminary Project Schedule

All,

Please find attached the preliminary schedule for the Rio Dell WWTP Project that was submitted yesterday. This schedule includes revisions based on comments I received. If anyone else has comments or questions please let me know.

Thanks,

Bret Rinehart, PE
Rinehart Engineering & Construction
rinehartengineering@gmail.com
(707) 834-9359

10/16/2012

Bret Rinehart

From: Jan Lowry [janlowry@sbcglobal.net]
Sent: Friday, August 24, 2012 3:10 PM
To: Bret Rinehart
Cc: RJ
Subject: RIO DELL WWTP CONSTURCITON SCHEDULE FOR SOLID ROCK CONSTRUCTION
Attachments: SCHEDULE.xlsx

Bret,

RJ asked me to email this to you...
if you have any questions please feel free to call

RJ 530-941-9170

thank you!

Jan Lowry
Office Manager
Corporate Offices for:
Solid Rock Construction, Inc.
Lassen Landscape Materials, Inc.

530-378-0373 Phone/530-378-0375 Fax

janlowry@sbcglobal.net

Solid Rock Construction, Inc. Website

**Thank you for always using BCC and not disclosing my email!*

Bret Rinehart

From: Jan Lowry [janlowry@sbcglobal.net]
Sent: Friday, May 04, 2012 4:17 PM
To: Bret Rinehart
Subject: Re: Rio Dell WWTP Solid Rock Subcontract Agreement

Forwarded to RJ

Jan~Mari Lowry
Tru2cntry.com

Sent from my incredible ☐ iPhone

On May 4, 2012, at 3:16 PM, "Bret Rinehart" <rinehartengineering@gmail.com> wrote:

RJ,

Please find attached the subcontract agreement for the Rio Dell WWTP project. This is for Bid Item 3 only at this time as we are still working out the details of the river crossing and work within Caltrans right of way. Please review and if acceptable, please sign and initial 2 copies and return them to Ken Wahlund for signature. Please let me know if you have any questions or comments.

Thanks,

Bret Rinehart, PE
Rinehart Engineering & Construction
rinehartengineering@gmail.com
(707) 834-9359

<Rio Dell WWTP Subcontract Solid Rock.pdf>

Bret Rinehart

From: Bret Rinehart [rinehartengineering@gmail.com]
Sent: Wednesday, March 14, 2012 10:07 AM
To: SOLIDROCKREDDING@sbcglobal.net
Cc: 'Rick Page'; brian@sequoiaconst.com
Subject: Rio Dell WWTP Subcontract, Schedule of Values, Schedule, etc.
RJ,

We're working on the subcontract agreements along with the schedule and schedule of values for the Rio Dell WWTP Upgrade Project. I'll get you a subcontract agreement as soon as it's complete. In order to put together the schedule and schedule of values, we'll need a schedule breakdown from each subcontractor listing your items of work, their durations and the amount you want on the schedule of values for each item. We need to submit the schedule of values and schedule 10 days from the date the contract is signed, which will be any day now, so I'm hoping to get each subcontractor's schedule durations and schedule of values no later than Wednesday 3/28/11. Let me know if you have any questions or concerns.

Thanks,

Bret Rinehart, PE
Rinehart Engineering & Construction
rinehartengineering@gmail.com
(707) 834-9359

10/16/2012

675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-3532



Richard Smith
Solid Rock Construction
6654 Airport Road
Redding, California 96002

October 17, 2012

Re: Wahlund Substitution Request

Dear Mr. Smith,

The City of Rio Dell is in receipt of a written request from Wahlund Construction requesting consent to substitute the sub-contractor services of Solid Rock Construction on the WWTP Project citing the following reasons pursuant to PCC 4107.5 as follows:

1. The sub-contractor after having reasonable opportunity to do so has failed to execute a written contract for the scope of work specified in the subcontractors bid.
2. The sub-contractor has failed to perform his contract.

Solid Rock Construction has 5 days to submit to the City any written objections to the approval of the substitution. In the event no objections are received the Council may approve the substitution request.

If you have any questions, please contact me at (707)-764-3532 or finance1@riodellcity.com.

Best Regards,

A handwritten signature in black ink that reads "Stephanie Beauchaine".

Stephanie Beauchaine
Finance Director
City of Rio Dell

Attachments: Wahlund Construction Subcontractor Replacement Request

Cc: Ken Wahlund, Wahlund Construction

Bret Rinehart, PE
Richard Behrens, Construction Manager
Jim Stretch, City Manger

Wahlund Construction Firm Profile

Wahlund Construction is a Eureka, California based general engineering and general building contractor with over 35 years of experience including residential, commercial, industrial and municipal construction. Wahlund Construction has been licensed for asbestos and hazardous substances removal since 1993 and has over 18 years of experience in these fields. In recent years Wahlund has specialized in the construction of large water and wastewater improvement projects. With a crew of highly skilled union laborers and operators, Wahlund Construction is known throughout the region for attention to detail, high quality work, and a reputation for integrity. Wahlund Construction also has full insurance coverage and has an A, B, Asbestos and Hazmat contractor's license. This covers the owner for every site specific situation that may arise.

Wahlund Construction has a proven track record of success on projects in similar size and scope to the current project. The company brings years of experience with construction projects on the north coast of California. We are familiar with the project location, working conditions, weather, and special constraints related to limited construction season for ground disturbance and proximity to sensitive resources. With the experience of the past projects we have established clear lines of communication between the General Contractors and subcontractors. The owner of Wahlund Construction will be directly involved with this project, bringing years of experience along with a desire for quality and client satisfaction.

Current Bonding Capacity is 20 Million Single and 40 Million Aggregate.

Horizontal Directional Drilling Experience

Over the past 4 years Wahlund Construction has installed over 14,000 ft of pipe by horizontal directional drilling. Wahlund Construction owns a Ditch Witch JT922 drill rig and rents larger drill rigs as needed for larger diameter pipe. Noteworthy projects include the 2008 – 2010 Smith River Rancheria Wastewater Treatment Plant included installation of 12,600 linear feet of fusion welded HDPE pressure sewer installed by horizontal directional drilling and Disposal System and the 2009-2010 Loleta Water System Improvements Project which included installation of 1760 linear feet of fusion welded HDPE water main by horizontal directional drilling. Project descriptions for these and other pipeline projects are found below.

Wahlund Construction Team

Ken Wahlund, Project Superintendent

Mr. Wahlund has over 35 years of general engineering construction experience including residential, commercial, industrial and municipal construction. He has done extensive demolition and asbestos/hazardous materials abatement related construction. He has also been involved in the construction of several large scale wastewater treatment plant upgrades. He has been Project Superintendent for all Wahlund Construction projects including overall Project Superintendent/Manager for joint ventures such as the City of Fortuna Waste Water Treatment Facility and the Crescent City Water Pollution Control Facility. His experience in working with local regulators and with local conditions will expedite both the permitting and completion of this project.

Bret Rinehart, PE, Consulting Engineer

Mr. Rinehart is a California Licensed Civil Engineer (License # 70375) with over 10 years of construction and construction management experience. He has a degree in Civil Engineering from the University of Utah. He has specialized in the field of public works construction including water and wastewater treatment and facilities. He has been involved in both the construction and construction management of several water utility and wastewater treatment plant upgrades including the City of Eureka Mad River Parallel Pipeline and the City of Fortuna Waste Water Treatment Facility. He started working with Wahlund Construction 5 years ago as the Assistant Project Superintendent for the Crescent City Water Pollution Control Facility project. He recently completed the Ferndale WWTP Additions Project.

Robert Crittenden, Project Manager/Estimator

Mr. Crittenden has 27 years of heavy civil construction and 10 years of building construction experience. He has a degree in Construction Management from the Fresno State University. He has extensive experience in the field of construction management, supervision, estimating, and has experience in residential, commercial, municipal construction and building demolition. He is an instructor at College of the Redwoods, teaching residential building estimating. He has done extensive underground, earthwork, and public utility related construction

Curtis Seely, Foreman

Mr. Seely has extensive experience in underground, pipeline and earthwork construction. He has been with Wahlund Construction for the past 10 years and has worked on all of Wahlund's large scale construction projects. His most recent assignment was foreman for the construction of the \$2.7 Million Smith River Rancheria Wastewater Treatment Plant and Disposal System.

Wahlund Construction Completed Pipeline & HDD Projects

2011 – 2012

Project Name:

Smith River Rancheria Water Infrastructure-Wastewater Collection System Extension

Project Location:

350 North Indian Road
Smith River, CA 95567

Description of Project:

The work consisted of the installation of 3,910 linear feet of 8 inch gravity sewer, 1,740 linear feet of 6 inch gravity sewer, 635 linear feet of 4 inch gravity sewer, 3,340 linear feet of 3 inch sanitary sewer force-main , 200 linear feet of 8 inch jack and bore casing under HWY 101, 61 sanitary sewer laterals, 20 4-foot diameter sanitary sewer manholes, eight (8) checkouts, three (3) sewer lift stations, electrical and conduit installation to support each lift station, SCADA development, miscellaneous appurtenances, survey and AC paving.

Initial Contract Value (at time of bid award): \$1,288,000.00

Total Value of Construction (including change orders): \$1,493,200.00

Original Scheduled Completion Date: July 30, 2012

Time Extensions Granted (number of days): 0

Actual Date of Completion: July 3, 2010

Owner:

Smith River Rancheria

Owner Contact:

Brad Cass
Telephone: (707) 218-7504

Architect or Engineer Name:

Laco & Associates

Architect or Engineer Contact:

Benjamin W. Dolf, E.I.T.
Telephone: (707) 443 5054

Construction Manager:

Brad Cass
Telephone: (707) 218-7504

Note:

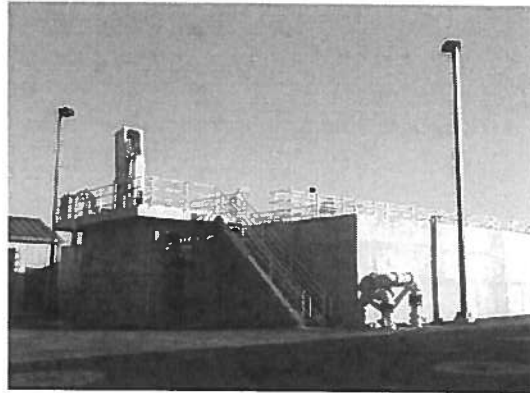
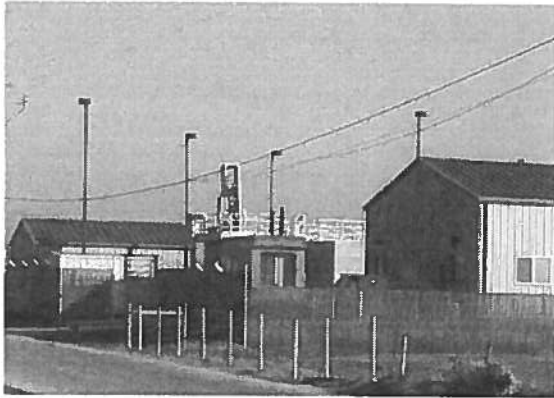
There were no Stop Notices or Mechanic's Liens filed, no liquidated damages assessed against Contractor, and there were no claims, lawsuits, and/or arbitration between Contractor and the Owner.

2010 – 2012**Project Name:**

Ferndale Wastewater Treatment Plant Additions
Contract No. 032001657

Project Location:

606 Port Kenyon Road
Ferndale, CA 95536

**Description of Project:**

The Ferndale Wastewater Treatment Plant Additions project involved the construction of a new 0.95 mgd wastewater treatment facility for the City of Ferndale. Project included construction of an influent pump station, headworks with mechanical bar screen, aeration/clarification/digestion

treatment system, disc filters, UV disinfection facilities, belt filter press, and effluent pump station. Project also included extensive underground utilities, site work, a wetlands mitigation area and site pre-loading for soil consolidation. Project started August 2010 and was completed January 2012.

Initial Contract Value (at time of bid award): \$8,265,088.00

Total Value of Construction (including change orders): \$8,459,864.51

Original Scheduled Completion Date: November 1, 2011

Time Extensions Granted (number of days): 41

Actual Date of Completion: January 10, 2012

Owner:

City of Ferndale, CA

Owner Contact:

Jay Parrish

Telephone: (707) 786-4224

Architect or Engineer Name:

Manhard Consulting

Architect or Engineer Contact:

Kent M. Hanford

Telephone: (775) 332-4808

Construction Manager:

Kent M. Hanford

Telephone: (775) 332-4808

Note:

There were no Stop Notices or Mechanic's Liens filed, no liquidated damages assessed against Contractor, and there were no claims, lawsuits, and/or arbitration between Contractor and the Owner.

2009 - 2010

Project Name:

Humboldt Bay Repowering Project

Project Location:

King Salmon, Eureka, Humboldt County, CA



Long reach excavation, backfill and grading.

Description of Project:

Intricate grading and excavating combined with pipeline, mass shoring and dewatering, underground utility and storm drain vaults and large cast-in-place concrete diversion structures.

Initial Contract Value (at time of bid award): \$4 million

Total Value of Construction (including change orders): \$4.3 million

Original Scheduled Completion Date: May 2010

Time Extensions Granted (number of days): 0

Actual Date of Completion: April 2010

Owner: Pacific Gas & Electric

Owner Contact:

Arthur Borchardt

Telephone: (707) 342-8712

Joseph Curran

Telephone: (415)973-1946

Dena Parrish, Compliance Manager

Telephone: (707) 444-6568

Architect or Engineer Name:

Wartsila North America, Inc.

Architect or Engineer Contact:

William F. Riedel, Site Manager HBRP

Telephone: (281) 460-8576

Construction Manager:

Chris Szolomayer, Haskell Corporation

Telephone: (360) 734-1200

Dan King

Telephone: (360) 303-8716

Note:

There were no Stop Notices or Mechanic's Liens filed, no liquidated damages assessed against Contractor, and there were no claims, lawsuits, and/or arbitration between Contractor and the Owner.

2009 – 2011**Project Name:**

Loleta Water System Improvements Project

Project Location:

Loleta, CA

Description of Project:

This project consisted of construction of a new public water supply well including drilling 200 feet of hole to 16 inches in diameter, installation of 160 feet of 10-inch PVC casing, installation of 40 feet of PVC screen, installation of 150 feet of gravel pack, installation of 50 feet of sanitary seal, installation of gravel feed tube, preliminary well development by air lift swabbing, well development by pumping and surging, pump testing well, television survey of well, and installing new well pump; construction of a new water main, including installation of 1760 linear feet of fusion welded HDPE by horizontal directional drilling, installation of 212 linear feet of 6-inch PVC, installation of one 1-inch air/vacuum release valve assembly, installation of one 2-inch blowoff assembly, installation of one fire hydrant assembly, and connection to existing 8-

inch PVC; construction of a new water treatment facility, including construction of light framed wood structure building, installation of two 70 gpm filter tanks, installation of chlorine contact tank, installation of backwash water storage tank, new sanitary sewer service, new water service, and site work;

Initial Contract Value: \$939,805.00

Total Value of Construction (including change orders): \$906,487.84

Original Scheduled Completion Date: April 20, 2010

Time Extensions Granted (number of days): 277

Actual Date of Completion: 1/21/2011

Owner:

Loleta Community Service District

Owner Contact:

Markus Drumm

Telephone: (707) 733-1717

Architect or Engineer Name:

Greg Hall

Oscar Larson & Associates

Telephone: (707) 445-2043

Construction Manager:

John DeBoice

Oscar Larson & Associates

Telephone: (707) 445-2043

Note:

There were no Stop Notices or Mechanic's Liens filed, no liquidated damages assessed against Contractor, and there were no claims, lawsuits, and/or arbitration between Contractor and the Owner.

2009

Project Name:

K Street Emergency Sanitary Sewer Rehabilitation Project

Project Location:

Between K Street between Second and Fourth Streets
Eureka, CA

Project Description:

This emergency work for the City of Eureka consisted of replacing 14" diameter vitrified clay sanitary sewer main through trenchless construction methods (pipe bursting).

Initial Contract Value (at time of bid award): \$412,536.37

Total Value of Construction (including change orders): \$412,536.37

Original Scheduled Completion Date: July 7, 2009

Time Extensions Granted (number of days): 0

Actual Date of Completion: August 11, 2009

Owner:

City of Eureka

Owner Contact:

Bruce Young
Deputy Public Works Director
City of Eureka
531 K Street
707 441-4255

Construction Engineer:

Angi Sorensen, P.E.
Associate Civil Engineer
City of Eureka
531 K Street
Eureka, CA 95501
(707) 268-1970

Note:

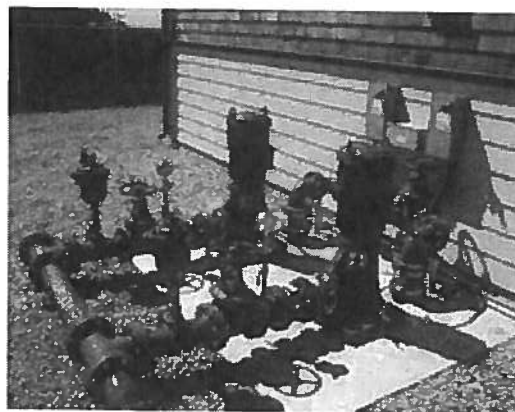
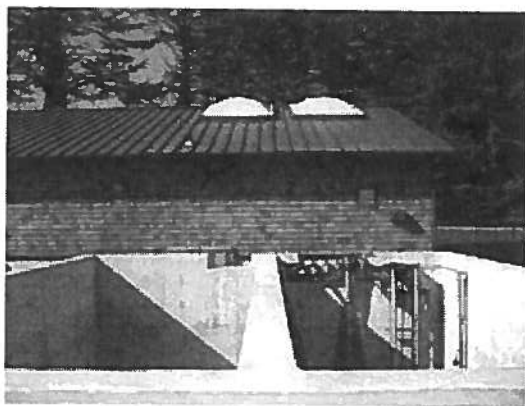
There were no Stop Notices or Mechanic's Liens filed, no liquidated damages assessed against Contractor, and there were no claims, lawsuits, and/or arbitration between Contractor and the Owner.

2008 – 2010**Project Name:**

Smith River Rancheria Wastewater Treatment Plant and Disposal System.

Project Location:

350 North Indian Road
Smith River, CA 95567



Description of Project:

The Smith River Rancheria Wastewater Treatment Facility is an efficient, effective project developed in partnership between the Tolowa People and the North Coast Regional Water Quality Control Board. Designed to provide high quality treatment, as the Tribe's facilities grow, the project provided a cost-effective and scale-able solution to what had been a public health and environmental problem. The project involved the construction of a new wastewater treatment system and concrete tanks. This project also included a 1,600 square foot treatment building, a large leach field as well as 12,600ft of fusion welded HDPE pressure sewer installed by horizontal directional drilling by Wahlund Construction. The project was a Design Build project completed by both Wahlund and Winzler & Kelly.

Initial Contract Value (at time of bid award): \$2,350,521.80

Total Value of Construction (including change orders): \$2,647,387.80

Original Scheduled Completion Date: February 20, 2010

Time Extensions Granted (number of days): 0

Actual Date of Completion: January 15, 2010

Owner:

Smith River Rancheria

Owner Contact:

Brad Cass

Telephone: (707) 218-7504

Architect or Engineer Name:

Winzler & Kelly

Architect or Engineer Contact:

Neal Carnam

Telephone: (707) 443-8326

Construction Manager:

Brad Cass

Telephone: (707) 218-7504

Note:

There were no Stop Notices or Mechanic's Liens filed, no liquidated damages assessed against Contractor, and there were no claims, lawsuits, and/or arbitration between Contractor and the Owner.

2008-2009

Project Name:

Old Arcata Road/Myrtle Avenue Widening Project

Project Location:

Eureka, Humboldt County, CA

Project Description:

Wahlund Construction installed Precast Box Culverts, replacement of culverts for driveway approaches and an underground storm drain system consisting of over 600 linear feet of 18" Plastic Pipe and over 3,000 linear feet of Reinforced Concrete Pipe sizes ranging from 18 inch - 70 Inch.

Initial Contract Value (at time of bid award): \$451,994.00

Total Value of Construction (including change orders): \$666,215.00

Original Scheduled Completion Date: June 2009

Time Extensions Granted (number of days): 0

Actual Date of Completion: May 2009

Owner:

County of Humboldt

Owner Contact:

Tony Seghetti

Office Phone: (707) 445-7377

Construction Manager:

Jeffrey A. Ball

County of Humboldt Public Works

Office Phone: (707) 445-7377

Note:

There were no Stop Notices or Mechanic's Liens filed, no liquidated damages assessed against Contractor, and there were no claims, lawsuits, and/or arbitration between Contractor and the Owner.

2007 - 2011

Project Name:

City of Crescent City Water Pollution Control Facilities Improvement Project

Project Location:

Crescent City, Del Norte County, CA



MBR Building and Tank Excavation at Crescent City WPCF.

Description of Project:

In 2007, a joint venture of Wahlund Construction, Sequoia Construction Specialties, and O&M Industries began construction of a complete remodel and upgrade of the existing water pollution control facilities in Crescent City, CA. Project was completed on May 3, 2011 and remained under budget and on schedule. Central to the project is the construction and installation of a 1.2 million gallon per day Siemens Membrane Bioreactor (MBR) package and associated tanks and facilities. Project included construction of new laboratory, operations, dewatering, MBR buildings and rehabilitation of existing digesters, primary and secondary clarifiers. Project also included extensive underground utilities and electrical and complete renewal of all site work, paving and landscaping.

Initial Contract Value (at time of bid award): \$37.2 million.

Total Value of Construction (including change orders): \$37,601,542.00

Original Scheduled Completion Date: Dec. 2010

Time Extensions Granted (number of days): 140

Actual Date of Completion: May 3, 2011

Owner:

City of Crescent City

Owner Contact:

Jim Barnts, Director of Public Works

Telephone: (707) 464-9506

Or: (707) 218-6678

Architect or Engineer Name:

Brown & Caldwell/Kennedy Jenks

Architect or Engineer Contact:

Ron Walz

Telephone: (541) 338-8135

Construction Manager:

Ward Stover (Stover Engineering)

Telephone: (707)-465-6742

Note:

There were no Stop Notices or Mechanic's Liens filed, no liquidated damages assessed against Contractor, and there were no claims, lawsuits, and/or arbitration between Contractor and the Owner.

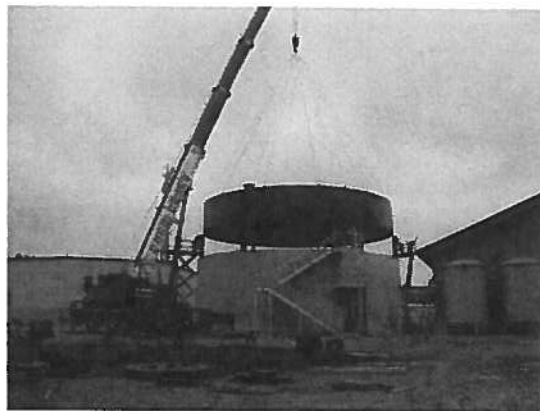
2004 - 2007

Project Name:

City of Fortuna Waste Water Treatment Facility 2004 Expansion

Project Location:

Fortuna, Humboldt County, CA



Interior view of new Digester Building.

Installation of floating cover for anaerobic digester.

Description of Project:

In 2005, a joint venture of Wahlund Construction and Sequoia Construction Specialties began construction of extensive upgrades to the existing waste water treatment facility in Fortuna, CA. Project included construction of dewatering and composting facilities, anaerobic digester, cogeneration engine, secondary clarifier, headworks upgrades and other modifications. A new metal building was constructed to house the composting facilities and new CMU buildings were constructed for the operations and digester buildings. Project also included extensive underground utilities, electrical, site work, and paving. This upgrade increased capacity of the existing treatment facility with emphasis on sludge handling and composting. Project was completed in 2007 with a final construction cost of \$11.2 million.

Initial Contract Value (at time of bid award):

Total Value of Construction (including change orders): \$11.2 million

Original Scheduled Completion Date: 2007

Time Extensions Granted (number of days):

Actual Date of Completion: 2007

Owner: City of Fortuna

Owner Contact: Duane Rigge, City Manager
Telephone: (707) 725-7600

Architect or Engineer Name:
Eco-Logic Engineering

Architect or Engineer Contact:
Eric Bolstad
Telephone: (916) 773-8100

Construction Manager:
John DeBoice (Oscar Larson & Associates)
Telephone: (707) 445-2043

Note:

There were no Stop Notices or Mechanic's Liens filed, no liquidated damages assessed against Contractor, and there were no claims, lawsuits, and/or arbitration between Contractor and the Owner.

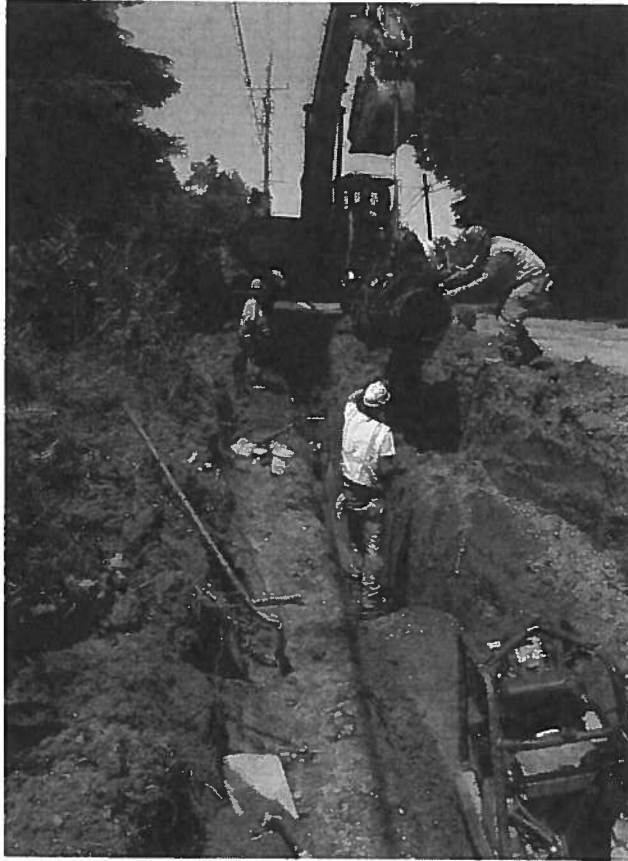
2004

Project Name:

City of Eureka Mad River Parallel Pipeline Project

Project Location:

Eureka, Humboldt County, CA



Installation of 18" water main in county road right-of-way.

Project Description:

As part of a multi-phase parallel pipeline project, Wahlund Construction installed 5,600 feet of 18" ductile iron water main paralleling the existing pipeline supplying water to the City of Eureka. The pipeline followed Myrtle Avenue and Old Arcata Road in Indianola. Construction involved extensive traffic control, tie-ins to the existing pipeline at three locations, replacement of multiple service lines and installation of fire hydrants. Construction started May 2004 and was complete August 2004 with a final construction cost of \$1.129 Million.

Initial Contract Value (at time of bid award): \$1 Million

Total Value of Construction (including change orders): \$1.129 Million

Original Scheduled Completion Date: August 2004

Time Extensions Granted (number of days): 0

Actual Date of Completion: August 2004

Owner:
City of Eureka

Owner Contact:
Kurt Gierlich, P.E., City Engineer
Telephone: (707) 441-4194

Architect or Engineer Name:
Oscar Larson & Associates

Architect or Engineer Contact:
John DeBoice (Oscar Larson & Associates)
Telephone: (707) 445-2043

Construction Manager:
John DeBoice
Telephone: (707) 445-2043

Note:
There were no Stop Notices or Mechanic's Liens filed, no liquidated damages assessed against Contractor, and there were no claims, lawsuits, and/or arbitration between Contractor and the Owner.

2006 – 2007

Project:
Prairie Creek Redwoods State Park Public Use Improvements

Project Location:
Prairie Creek State Park



New septic tank at Prairie Creek Redwoods S.P.



Completed leach field at Prairie Creek.

This project consisted of 2 new restroom facilities, new entrance station, new electrical service through 5,000' of horizontal directional boring, 3 new leach fields and associated sitework. Wahlund Construction was a subcontractor and was responsible for the leach fields and underground piping. All work was done in an environmentally, cultural and archeologically sensitive area. Species of concern included the threatened Marbled Murrelet and Pacific Giant Salamander. Construction halted during the summer months for Marbled Murrelet mating season. Yurok Tribe members observed all excavations during the project to protect cultural and archeological resources. Project was completed September 2007 with a final contract amount of \$1,800,971.

Initial Contract Value (at time of bid award): \$671,000.00

Total Value of Construction (including change orders): \$681,507.40

Original Scheduled Completion Date:

Time Extensions Granted (number of days): 0

Actual Date of Completion:

Owner: State of California

Owner Contact:

Gary Smith, State Park Rep.

Telephone: (916) 445-8745

Note:

There were no Stop Notices or Liens filed, no liquidated damages assessed against Contractor, and there were no claims, lawsuits, and/or arbitration between Contractor and the Owner.

Numerous Other Private, Commercial, Industrial and Municipal Projects

Wahlund Construction has worked on numerous other private, commercial, industrial and municipal projects including water, sewer, roads, earthwork, storm drainage, hazmat, asbestos removal, demolition and more.

CITY OF RIO DELLA CHECK REGISTER

General Checking - US Bank of California

Check	Date	Vendor	Description	Check / Payment
0000741	9/05/2012	[2452] HORIZON BUSINESS PRODUCTS	WRIST COILS, GLUE	10.50
0000742	9/05/2012	[4949] ASAP Lock & Key	LOCKS INSTALLED IN FRONT OFFICE	78.77
0000743	9/05/2012	[5126] ROBERT WHITE	REFUND OF CUSTOMER DEPOSIT	62.64
0000744	9/05/2012	[5158] KURT HIRTZER INSPECTION SERVICES	PAY REQUEST NO 4 PER CONTRACT	18,000.00
0000745	9/05/2012	[5235] ADVANTAGE FINANCIAL SERVICES	PAYMENT ON DOC STAR	227.01
0000746	9/05/2012	[2240] BAY WEST SUPPLY, INC.	PAPER TOWELS, TP	276.88
0000747	9/05/2012	[2261] CALIFORNIA STATE DISB UNIT	CASE#200000001045899-ID 3160741	186.92
0000748	9/05/2012	[2303] COAST CENTRAL CREDIT UNION	PD DUES FOR PPE 08/24/12	120.00
0000749	9/05/2012	[2304] COLLEGE OF THE REDWOODS	NOTARY CLASS REGISTRATION	105.00
0000750	9/05/2012	[2410] NORTH COAST CLEANING SERVICES, INC.	SERVICES FOR AUGUST, 2012	471.00
0000751	9/05/2012	[2481] ICMA	RETIREMENT FOR PPE 08/24/12	4,966.51
0000752	9/05/2012	[3115] SECRETARY OF STATE	NOTARY FEE	40.00
0000753	9/05/2012	[3975] AT&T - 5709	PHONE EXPENSE FOR AUGUST 2012	668.01
0000754	9/05/2012	[4451] HARBOR FREIGHT TOOLS	TOOLS	179.10
0000755	9/05/2012	[5101] NORTH VALLEY LABOR COMPLIANCE SERVICES	LABOR COMPLIANCE SERVICE FOR AUGUST 2012	1,525.00
0000756	9/12/2012	[0286] G.W. FINLEY	REFUND ON DEPOSIT	112.56
0000757	9/12/2012	[0576] 101 AUTO PARTS	TORQ WRENCH, 10 PIECE METRIC, RAIN X, GLOVES GREASE	414.24
0000759	9/12/2012	[2247] ANTHEM BLUE CROSS	BATTERY FOR JEEP LIBERTY	14,109.00
0000760	9/12/2012	[2291] CITY OF EUREKA	1 PR GLOVES	19.61
0000761	9/12/2012	[2293] CITY OF FORTUNA	HEALTH INSURANCE FOR OCTOBER 2012	1,542.00
0000762	9/12/2012	[2385] EUREKA READY MIX	BROCHURES	540.66
0000763	9/12/2012	[2398] FERNDALE VETERINARY	DISPATCH SERVICE FOR SEPTEMBER	
0000764	9/12/2012	[2474] HUMMEL TIRE & WHEEL, INC	PU BASE	
0000765	9/12/2012	[2501] HAJOCA CORPORATION	PU BASE	
0000766	9/12/2012	[2569] NORTH COAST LABORATORIES, INC.	PU BASE	
0000767	9/12/2012	[2603] PG&E	PU BASE	
0000768	9/12/2012	[2742] SCOTIA TRUE VALUE HARDWARE	PU BASE	
			SERVICES FOR FOUND DOG	235.30
			FLAT REPAIR	132.14
			CONCRETE H2O TRAFFIC VALVE BOX, SEWER CI LID	679.06
			COLIFORM QUANTI TRAY	50.00
			UTILITIES FOR AUGUST 2012	13,256.04
			CLIPS FOR TRUCK	99.51
			TOOL BIN, BYPASS LOPPER	
			LATEX GLOVES, LHRP SHOVEL	
			CONCRETE MIX	
			AA BATTERIES	
			SURGE STRIP	
			SAWHORSES	
0000769	9/12/2012	[2787] WYCKOFF'S		26.12

CITY OF RIO DELL CHECK REGISTER

General Checking - US Bank of California

Check	Date	Vendor	Description	Check / Payment
0000770	9/12/2012	[3137] SIX RIVERS COMMUNICATIONS	LABOR AND BATTERY FOR RADIOS	394.20
0000771	9/12/2012	[4525] SHERLOCK RECORDS MGMT	STORAGE COSTS FOR AUGUST 2012	67.60
0000772	9/12/2012	[4570] SHRED TEC	SHREDDING FOR AUGUST 2012	70.00
0000773	9/12/2012	[4908] MITCHELL BRISSE DELANEY & VRIEZE	SERVICES FOR AUGUST 2012	3,840.60
			SERVICES FOR AUGUST 2012	
0000774	9/12/2012	[5052] GHD	SERVICES FOR AUGUST 2012	18,466.98
			ENGINEERING SERVICES FOR AUGUST 2012	
0000775	9/12/2012	[5108] WAHLUND CONSTRUCTION INC.	ENGINEERING SERVICES FOR AUGUST 2012	
0000776	9/12/2012	[5127] DELTA DENTAL	ENGINEERING SERVICES FOR JULY 2012	
0000777	9/12/2012	[5222] R.J. RICCIARDI, INC	PROGRESS PAYMENT #6..WWTP	662,145.35
0000778	9/12/2012	[5237] NICHOLLS TRUCKING, INC	DENTAL INSURANCE FOR OCTOBER 2012	1,909.82
			ACCOUNTING SERVICES THROUGH 08/31/12	1,657.50
			6 LOADS MILLER FARMS	675.00
			6 LOADS MILLER FARMS	
0000779	9/12/2012	[2795] NALLEY & ASSOCIATES	PROFESSIONAL SERVICES	727.50
0000780	9/17/2012	[3604] STEPHANIE N. BEAUCHAINE	TRAVEL TO CAJPA TAHOE	579.30
0000781	9/17/2012	[2294] CITY OF RIO DELL	CASH FOR CHANGE DRAWER# 3	250.00
0000783	9/25/2012	[2205] AFLAC	AFLAC PAYMENT FOR SEPT	609.24
0000784	9/25/2012	[2218] AMERICAN WATER WORKS ASSN	ANNUAL MEMBERSHIP- 11/1/2012-10/31/2013	98.00
0000785	9/25/2012	[2237] BANK OF AMERICA BUSINESS CARD	CDW GOVERNMENT- PORT SWITCH	2,911.34
			ELITETO	
			GO TO MY PC	
			DELL SM BUS	
0000786	9/25/2012	[2261] CALIFORNIA STATE DISB UNIT	QUILL CORP- OFFICE SUPPLIES	186.92
			GARNISHMENT PAYMENT PPE 09/7/12-	
			CASE#1045899	
0000787	9/25/2012	[2267] STATE OF CALIFORNIA DEPT OF TRANSPORTATION	SIGNALS AND LIGHTING APRIL-JUNE 2012-JUST REC	476.00
0000788	9/25/2012	[2285] CC MARKET (1)	BLEACH FOR CLEANING	8.97
0000789	9/25/2012	[2303] COAST CENTRAL CREDIT UNION	PD DUES FOR PPE 090712	120.00
0000790	9/25/2012	[2340] DEPARTMENT OF JUSTICE ACCOUNTING OFFICE	BLOOD ALCOHOL ANALYSIS-SEPT 2011-JUST RECEIVE	230.00
			BLOOD ALCOHOL ANALYSIS MARCH 2012-JUST RECEIV	
			BLOOD ALCOHOL ANALYSIS APRIL 2012-JUST RECEIVE	
0000791	9/25/2012	[2405] FORTUNA ACE HARDWARE	FIX IT ALL PATCH	8.03
0000792	9/25/2012	[2452] HORIZON BUSINESS PRODUCTS	CALENDAR, HIGHLIGHTERS	18.85
0000793	9/25/2012	[2474] HUMMEL TIRE & WHEEL, INC	FLAT REPAIR ON VEHICLE #1	14.50
0000794	9/25/2012	[2481] ICMA	RETIREMENT FOR PPE 09/7/12	4,966.51

CITY OF RIO DELL CHECK REGISTER

General Checking - US Bank of California

Check	Date	Vendor	Description	Check / Payment
0000795	9/25/2012	[2513] LACO ASSOCIATES CONSULTING ENGINEERS	ENGINEERING SERVICES JULY 2012-JUST RECEIVED	4,390.75
			ENGINEERING SERVICES JUNE AND JULY-JUST RECEI	
0000796	9/25/2012	[2569] NORTH COAST LABORATORIES, INC.	FLOOR TILE ANALYSIS CITY HALL	40.00
0000797	9/25/2012	[2619] PITNEY BOWES, INC. (QTR Pymnt)	QUARTERLY RENTAL	158.07
0000798	9/25/2012	[2694] SHELL OIL CO.	FUEL EXPENSE PD-AUGUST2012	3,554.52
			FUEL EXPENSE FOR PD-SEPTEMBER 2012	
			FUEL EXPENSE PW AUGUST 2012	
			FUEL EXPENSE FOR PW SEPTEMBER 2012	
0000799	9/25/2012	[2748] UNDERGROUND SERVICE ALERT	ANNUAL MEMBERSHIP-JUST RECEIVED INVOICE	150.00
0000800	9/25/2012	[2750] USA BLUEBOOK	JET FOAM DEGREASER	360.81
0000801	9/25/2012	[2772] WENDT CONSTRUCTION, INC	TRUCK, DOZER, EXCAVATOR, PILOT CAR FOR PERK P	1,505.00
0000802	9/25/2012	[2787] WYCKOFF'S	SUPPLIES TO HOOK UP TO WATER AT YARD-WWTP	298.54
0000803	9/25/2012	[3151] SHN CONSULTING ENGINEERS	CHLORINE TABLETS FOR WWTP PROJECT#2	
0000804	9/25/2012	[3604] STEPHANIE N. BEAUCHAINE	ENGINEERING SERVICES THROUGH 08/31/12	1,380.00
			REFUND OF DEDUCTION FOR VISION INSURANCE CHIL	12.17
0000805	9/25/2012	[4382] DOCUSTATION	COPIES EXPENSE FOR AUGUST 2012	208.36
0000806	9/25/2012	[4450] TERMINIX	SERVICES AT 675 WILWOOD	89.00
			SERVICES AT 475 HILLTOP	
0000807	9/25/2012	[4710] RON HENRICKSON	REFUND OF OVERPAYMENT OF DEPENDENT DEDUCTION	9.31
0000808	9/25/2012	[5159] TECHNICHEM, INC	SLUDGEBUGS	1,522.06
0000809	9/25/2012	[5239] L & M DISTRIBUTING	SPORTSGREEN NET FOR TENNIS COURTS	418.21
0000810	9/25/2012	[5241] GE CAPITAL	FIRST PAYMENT ON NEW XEROX MACHINE	549.39
Total Checks/Deposits				773,211.98

